



**MINUTES OF THE COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING**  
**CITY OF NEW PORT RICHEY**

**NEW PORT RICHEY CITY HALL COUNCIL CHAMBERS**  
**5919 MAIN STREET, NEW PORT RICHEY, FLORIDA**

**October 18, 2022**

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**MINUTES**

**ORDER OF**  
**BUSINESS**

1 Call to Order - Roll Call

The meeting was called to order by Chairman Rob Marlowe at 6:30 p.m. Those in attendance were Director Mike Peters, Director Peter Altman, Director Matt Murphy and Director Kelly Mothershead. Also in attendance were Executive Director Debbie Manns, City Attorney Timothy Driscoll, City Clerk Judy Meyers, Acting Finance Director Crystal Dunn, Economic Development Director Barbara Carr, and Community & Development Director Dale Hall.

2 Approval of August 2, 2022 CRA Meeting Minutes - Page 2

Motion was made to approve the minutes as presented.

Motion made by Matt Murphy and seconded by Kelly Mothershead. The Motion Passed. 5-0. Ayes: Altman, Marlowe, Mothershead, Murphy, Peters

3 Consent Agenda: Purchases/Payments for CRA Board Approval - Page 5

Motion was made to accept the Consent Agenda.

Motion made by Matt Murphy and seconded by Mike Peters. The Motion Passed. 5-0. Ayes: Altman, Marlowe, Mothershead, Murphy, Peters

4 Purchase and Sale Agreement with Lemonade MM New Port Richey LLC RE: 6128 U.S. Highway 19 - Page 7

Executive Director Manns introduced the item to the Board. She stated that the purpose of this agenda item was to authorize the Executive Director to enter into a Purchase and Sale Agreement with Lemonade MM New Port Richey LLC for the property located at 6128 U.S. Highway 19 in the amount of \$2,800,000.00. She stated that a Letter of Intent to purchase the above referenced property was submitted on September 27, 2022. Although there were several parties interested in the property the award was assigned later that week to the City's CRA contingent upon the successful negotiation of terms and conditions to ultimately be contained in a Purchase and Sale Agreement. The agreement contains the following pertinent provisions:

- The purchase price is \$ 2,800,000.00
- The closing date must occur on or before December 15, 2022
- A deposit in the amount of \$280,000 is due within two business days after the date of the agreement
- Within two business days after the date of the Agreement the Seller shall deliver documents related to the property to the city with specific respect to environmental reports and materials and title policies and surveys
- Special Warranty Deed which prohibits the property from being sold or leased to firm whose primary practice involves receiving deposits, making loans, payment processing, engaging in the sale of securities, wealth management or the sale of insurance products etc. i.e.- Wells Fargo, Bank of America, JP Morgan Chase, PNC etc. for a two-year period of time

Upon opening the floor to public comment, no one came forward therefore Chairman Marlowe returned the floor to the Board. Motion was made to approve the item as presented.

Motion made by Mike Peters and seconded by Pete Altman. The Motion Passed. 5-0. Ayes: Altman, Marlowe, Mothershead, Murphy, Peters

5 Adjournment

Before the meeting adjourned, Director Altman stated that the next Resiliency Symposium will be held next May. He stated at the TBRPC they are at the point where they can approve plans which redefine redevelopment efforts in high-hazard areas. He stated the strategy includes an increase in the seawall by all of the members. He stated over the next year there will be a number of proposals that will culminate in May. At the FRA Conference he was a moderator for the flood discussion. Director Altman stated that communities that now try to form CRA's are limited to forty years. He stated as we look at communities that are devastated by hurricanes he is promoting that future threats can be used for future funding for hardening projects. He stated there are many projects planned for the future. He stated he would like to see what we could pursue regarding grant opportunities. Director Altman then spoke regarding the impact to businesses on barrier islands by the recent hurricane. With there being no further business to consider, upon proper motion, the meeting adjourned at 6:47 p.m.

(signed) \_\_\_\_\_  
 Judy Meyers, CMC, City Clerk

Approved: \_\_\_\_\_ (date)

Initialed: \_\_\_\_\_